



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 5, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Library Department

SUBJECT: Contract For Design Of The Central Library Building Renovation And
Children's Library Improvements Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with LPA, Inc. (LPA), in the amount of \$83,409 for design services for the Central Library Building Renovation and Children's Library Improvements Project (Project), and authorize the Public Works Director to approve expenditures of up to \$8,340 for extra services by LPA that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

The Santa Barbara Public Library (Library) was last renovated in 1980. Since that time, there have been changes in demographics, services, and technology that have made the current space arrangement obsolete. Therefore, the Library is interested in completing the needed building renovations at the Central Library location, including the relocation of the existing children's section, and the development of a new, state-of-the-art Children's Library for the community, in coordination with local community groups, such as the Junior League of Santa Barbara.

PROJECT DESCRIPTION

The Library has budgeted for building renovations to the main and upper levels of the Central Library location, and is also moving forward with the relocation of the existing children's section from the main level to the lower level. In addition, the Library is looking to improve the basic design of the children's section by partnering with interested parties such as the Junior League. City staff has been engaged with the Junior League, and others, in developing a fundraising program to highlight future design concepts and

draw local donations from the community. This will potentially provide incremental funding for enhancements to the Children's Library, and ultimately contribute to the overall creative impact of the final design.

Several architectural firms were invited to submit Statements of Qualifications (SOQ's) to be considered for this Project. After City staff reviewed the SOQ's, the top firms were interviewed, and distinguished themselves by demonstrating the essential elements of this Project's success, including previous experience in navigating the intricacies of the City's Capital Improvement Program process, and specifically addressing the challenge of incremental project funding. During the interview process, LPA proved to be a collaboration-oriented firm with the experience, creativity, and flexibility required for this Project.

LPA has been selected to do preliminary design for a combination of architectural and mechanical building renovations, in addition to functional improvements and imaginative new library planning. LPA will also be working with the Library to assess the implementation of the Library's Americans with Disabilities Act (ADA) Transition Plan as a part of the design for the new Children's Library on the Library's lower level and general reorganization of the library's interior. Preliminary design of \$83,409 and an allowance for extra services of \$8,340 brings the total of the proposed contract to \$91,749.

The preliminary design will identify design themes and potential layout and functional elements of the project. This phase will involve the development of bid specifications for a final design. Drawings will also be prepared that will assist in fundraising efforts, whereby donors can sponsor features and amenities. Once project elements are better defined through fundraising plans, staff will return to Council to award a contract for the final design.

PUBLIC OUTREACH

The Library is working with various library groups and constituents to generate community support and involvement in helping to fundraise for the new, relocated Children's Library. Also, in an effort to enhance the overall final design beyond the basic relocation of the existing children's section from the main to lower levels, the Library is also collaborating with the Junior League to raise money for various scalable design options, which could range from smaller, modest upgrades to larger, naming opportunities based on donor generosity.

FUNDING

The following summarizes estimated total project costs:

ESTIMATED TOTAL PROJECT COST

Preliminary Design (by Contract)	\$91,749
Future Final Design (by Contract)	\$100,000
Other Design Costs - City staff	\$15,000
Subtotal	\$206,749
Estimated Construction Contract w/ Change Order Allowance	\$718,251
Estimated Construction Management/Inspection	\$15,000
Subtotal	\$733,251
TOTAL PROJECT COST	\$940,000

The Fenton Davison Trust will fund the design and construction costs.

SUSTAINABILITY IMPACT:

Facility improvements will be in alignment with the City's eco-friendly, environmental impact goals by utilizing durable carpeting with minimal off-gassing, stain and abrasion-resistant odor-free paints, energy efficient lighting, and low-emitting, 75% recycled content ceiling tiles.

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SUBMITTED BY: Christine F. Andersen, Public Works Director
Irene Macias, Library Director

APPROVED BY: City Administrator's Office